Map	Block	Lot		CARD			Total Card / Total Parcel
067.A	0005	0001.0	1 of 1		Residential	APPRAISED:	835,500 / 835,500
					ARLINGTON	USE VALUE:	835,500 / 835,500
						ASSESSED:	835,500 / 835,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHILDER DIANE E		
Owner 2:			
Owner 3:			
Street 1:	50 OAK HILL DRIVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	HAZELTON ANDREW B -
Owner 2:	SCHILDER DIANE E -
Street 1:	50 OAK HILL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,670 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1945 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7670.000	379,700	700	455,100	835,500
Total Card	0.176	379,700	700	455,100	835,500
Total Parcel	0.176	379,700	700	455,100	835,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.63 | /Parcel: 429.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 129024

GIS Ref

GIS Ref

Insp Date 11/13/18

!5832!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	379,700	700	7,670.	455,100	835,500	835,500	Year End Roll	12/18/2019
2019	101	FV	313,500	700	7,670.	422,600	736,800	736,800	Year End Roll	1/3/2019
2018	101	FV	313,500	700	7,670.	422,600	736,800	736,800	Year End Roll	12/20/2017
2017	101	FV	313,500	700	7,670.	370,600	684,800	684,800	Year End Roll	1/3/2017
2016	101	FV	313,500	700	7,670.	338,100	652,300	652,300	Year End	1/4/2016
2015	101	FV	290,000	700	7,670.	299,000	589,700	589,700	Year End Roll	12/11/2014
2014	101	FV	290,000	700	7,670.	282,800	573,500	573,500	Year End Roll	12/16/2013
2013	101	FV	290,000	700	7,670.	269,100	559,800	559,800		12/13/2012

PRINT

Date	Time
12/10/20	20:40:09

LAST REV

Date	Time
10/10/19	14:33:37

apro

TAX DISTRICT

PAT ACCT. 5832

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAZELTON ANDREW	49092-187		3/7/2007	Family		No	No		
CASE CATHLEEN	26998-211		1/17/1997		167,700	No	No		Y

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2013	1377	Solar Pa	7,860	C				
11/9/2001	886	Addition	166,000	O				2 ST ADDITION-750

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	Inspected	CC	Chris C
10/16/2018	MEAS&NOTICE	BS	Barbara S
1/22/2014	Info Fm Prmt	EMK	Ellen K
12/16/2008	Meas/Inspect	189	PATRIOT
5/9/2002	Permit Visit	PM	Peter M
11/8/1999	Meas/Inspect	163	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7670		Sq. Ft.	Site		0	70.	0.85	12									455,071						455,100	

Total AC/HA: 0.17608 | Total SF/SM: 7670 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 455,071 | Spl Credit | Total: 455,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18992901
Const Adj.:	0.99989998
Adj $ / SQ:	124.930
Other Features:	89270
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397978
Depreciation:	18307
Depreciated Total:	379671

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

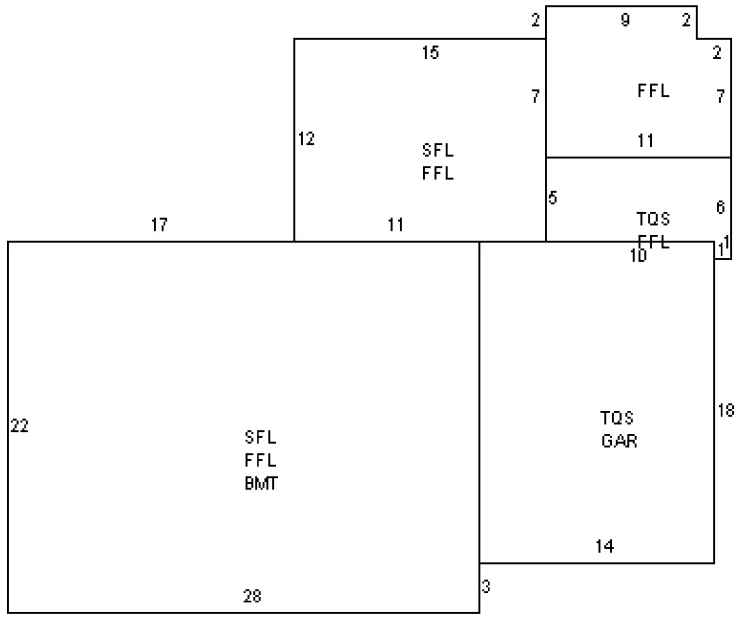
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	137.42
Special Features:	0	Val/Su Net:	134.31
Final Total:	379700	Val/Su SzAd	195.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	947	124.930	118,309
SFL	Second Floor	756	124.930	94,472
BMT	Basement	616	37.480	23,087
GAR	Garage	266	24.400	6,489
TQS	3/4 Story	242	124.930	30,171

Net Sketched Area:	2,827	Total:	272,528
Size Ad	1944.7000	Gross Are	2947	FinArea	1945
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X12	A	AV	2002	4.20	T	13.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc